

177.0

0008

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,175,300 / 1,175,300

APPRAISED:

USE VALUE:

ASSESSED:

1,175,300 / 1,175,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
401		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WICKMAN CURTIS A & JENNIFER/TRS	
Owner 2: CURTIS A WICKMAN 2015 TRUST&	
Owner 3: JENNIFER J WICKMAN 2015 TRUST	

Street 1: 401 APPLETON ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

PREVIOUS OWNER	
Owner 1: WICKMAN CURTIS A -	
Owner 2: WICKMAN JENNIFER J -	

Street 1: 401 APPLETON ST	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 3038 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

		Sewer		

		Electri		

Census:		Exempt		
Flood Haz:				

		Topo	2	Above Stree
		Street		

		Gas:		

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			120014
101	7845.000	714,800	1,800	458,700	1,175,300		Entered Lot Size			GIS Ref
Total Card	0.180	714,800	1,800	458,700	1,175,300		Total Land:			GIS Ref
Total Parcel	0.180	714,800	1,800	458,700	1,175,300		Land Unit Type:			Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	386.93	/Parcel:	386.93				09/04/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	714,800	1,800	7,845.	458,700	1,175,300		Year end	12/23/2021
2021	101	FV	693,200	1,800	7,845.	458,700	1,153,700		Year End Roll	12/10/2020
2020	101	FV	693,200	1,800	7,845.	458,700	1,153,700	1,153,700	Year End Roll	12/18/2019
2019	101	FV	545,100	1,800	7,845.	452,200	999,100	999,100	Year End Roll	1/3/2019
2018	101	FV	531,300	0	7,845.	347,300	878,600	878,600	Year End Roll	12/20/2017
2017	101	FV	531,300	0	7,845.	327,700	859,000	859,000	Year End Roll	1/3/2017
2016	101	FV	531,300	0	7,845.	301,500	832,800	832,800	Year End	1/4/2016
2015	101	FV	520,300	0	7,845.	281,800	802,100	802,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WICKMAN CURTIS	66634-448		1/6/2016	Convenience		1	No	No	
DOLAN SARA Q/DA	50278-563		10/29/2007		785,000	No	No		
DOLAN SARA Q/DA	50278-561		10/29/2007	Family		1	No	No	
DREYER IRENE	48598-233		12/1/2006	Change>Sale	240,000	No	No		
	11836-187		5/8/1970		11,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	931	Manual	20,000	C				add roof over pati
11/10/2017	1508	Redo Bas	13,000	C				
8/22/2007	729	New Buil	250,000	C		G9	GR FY09	MODULAR HOME
5/14/2007	337	Foundati	25,000	C		G8	GR FY08	
5/10/2007	326	Demoliti	6,000	C				demo house
6/14/1993	264		10,000	C				12X12 ADD SIDE

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	CC	Chris C
5/31/2013	Meas/Inspect	JBS	JOHN S
12/3/2008	MLS	MM	Mary M
10/20/2008	Meas/Inspect	355	PATRIOT
7/7/2008	Inspected	BR	B Rossignol
2/26/2007	MLS	MM	Mary M
12/28/1999	Meas/Inspect	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7845	Sq. Ft.	Site		0	70.	0.84	6										458,743						458,700	



